

171.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

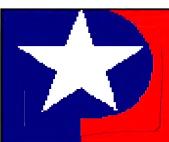
Total Card / Total Parcel

USE VALUE:

1,109,900 / 1,109,900

ASSESSED:

1,109,900 / 1,109,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
51		CLAREMONT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HINCK TODD A	
Owner 2:	
Owner 3:	
Street 1: 51 CLAREMONT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: RINDONE CAROL A -	
Owner 2: -	
Street 1: 51 CLAREMONT AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .266 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1872, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

BUILDING PERMITS	
Date	Number
12/5/2011	1578
2/22/2011	88
4/14/1993	106
8/5/1992	361

ACTIVITY INFORMATION	
Date	Result
6/7/2018	MEAS&NOTICE
10/30/2008	Meas/Inspect
6/15/2002	MLS
12/21/1999	Meas/Inspect
1/1/1982	GP

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
	11568
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	11568			0	70.	0.66	8								536,928						536,900	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 3 - Aluminum	25 %	Roof Struct: 2 - Hip	Roof Cover: 2 - Slate	Color: WHITE	Kits: 2	Rating: Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:				
View / Desir:	OTHER FEATURES																		
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Grade: C - Average	Year Blt: 1872	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL							
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	Name:				Interior:	2	5	2								
INTERIOR INFORMATION				DEPRECIATION				Additions:											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: 8 - Plyw Panel	5 %	Phys Cond: GD - Good	18. %	Functional:	%	Kitchen:											
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	40 %	Economic:	%	Special:	%	Baths:											
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Override:	%	Total: 18.6 %		Plumbing:											
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam					Electric:											
# Heat Sys: 2	% Heated: 100	% AC:	Solar HW: NO					Heating:											
% Com Wal	% Sprinkled:							General:	2	10	4								
CALC SUMMARY				COMPARABLE SALES															
Basic \$ / SQ: 180.00	Size Adj.: 1.04772723	Const Adj.: 1.02162910	Adj \$ / SQ: 192.670	Other Features: 107500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val									
LUC Factor: 1.00	Adj Total: 703023	Depreciation: 130762	Depreciated Total: 572261	Juris. Factor: 1.00	Special Features: 0	Final Total: 572300		Before Depr: 192.67		Val/Su Net: 129.27									
Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 171.0-0004-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
A2	WOOD SHD	D	Y	1	8X16	A	AV	1980	7.56	T	31.2	104			700		700		
More: N	Total Yard Items:	700	Total Special Features:						Total:						700				
IMAGE																AssessPro Patriot Properties, Inc			